

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

September 2, 2003

The meeting was called to order at 4:01 p.m. by Chairperson, D. Chambers.

MEMBERS PRESENT: D. Chambers, J. Hilt, L. Spataro, L. Cole, A. Medema, T. Russo

MEMBERS ABSENT: T. Bosma, excused

STAFF PRESENT: B. Lazor, H.Griffith

OTHERS PRESENT: M. Piper, 17 E Delaware; F. Bright, 464 W Clay.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of August 5, 2003 was made by J. Hilt, supported by L. Cole and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2003-57: Request to Renovate Commercial Building. Applicant: Michelle Piper; 17 E. Delaware; District: McLaughlin; Class: A. B. Lazor presented the staff report. The applicant wishes to undertake four projects on this building. The first is to reshingle the angled roofs and place a rubber membrane on the flat roofs. In reshingling, the applicant wishes to change the rear roof over the doorway because of some leakage. The applicant had supplied the illustration. The second project is to replace the asphalt siding on the building and garage with 3" double lap vinyl siding. Also, to install dark green shutters on the windows. The third project is to replace the windows with white double hung vinyl windows. Applicant states that the current windows are single pane, wood windows that are leaking and some are painted shut. The fourth project will be to replace the exterior doors. The current front door is wood and the current rear door is metal. The applicant wishes to replace the front door with a ½ glass and half metal door as indicated in the supplied sheets. The rear door is to be solid steel. Both doors will be painted white or green and the door knobs will both be a lever type. Applicant is also planning on replacing the screen door with one that looks exactly the same. According to the applicant the roof is leaking in the rear and the new roof design will take care of this. Staff recommends approval on the reshingling provided no materials are historic in nature and the enlarging of the rear roof. Since the siding material is made of asphalt, the new siding should be an improvement, therefore staff recommends approval. Staff reminds applicant that no details (i.e. cornices, moldings, wood trim) should be removed from the house when residing. Since class A districts generally allow replacement vinyl windows, staff would recommend approval as long as the new windows are the same size as the originals. The supplied picture of the replacement windows shows a different configuration than what appears to currently be located on the building. The commission has the choice to decide if the windows lites could change or not. Staff would only recommend approval

of the shutters if it could be shown that the shutters “appear” to be in working order and proportionate to the window. The new doors generally conform to the HDC guidelines, therefore staff also recommends approval. Since the applicant states that the new screen door will match what is there staff would recommend approval of that. Applicant must secure all necessary permits before commencing work.

L. Cole asked if a dentist office was currently at the location. M. Piper stated that it was. L. Cole stated that the request seemed practical and needed to be done. L. Spataro added that the building had been heavily modified and this request would help it conform with what should be there. L. Cole asked if the windows would be the same size as what is there. M. Piper stated that it would be. D. Chambers suggested that the spacing between the windows may be too small for shutters. M. Piper stated that she wasn’t sure that she would be able to do it due to the limited space, but she would like to.

A motion that the installation of shingles on angled roofs and rubber membrane on flat roofs construction of expanded roof (as indicated on supplied drawings), installation of 3” double lap vinyl siding, installation of double hung vinyl windows, and exterior doors per supplied information be approved with the following conditions: 1) That the detail around the front door and around the house shall not be removed. 2) The window configuration shall be appropriate per HDC. 3) The shutters shall have the appearance they are in proportion to the size of the window, was made by L. Cole, supported by L. Spataro and unanimously approved.

Case 2003-59: Request to Install Signs and Replace Garage Doors. Applicant: Florence Bright; 464 W. Clay; District: Clay Western; Class: AA. B. Lazor presented the staff report. The applicant wishes to undertake three projects. The first one is to replace rotten wooden garage doors located in the rear of the property. The garage faces the alley and the city parking lot on Western Avenue. She feels security is an issue, therefore wishes to replace them with wooden doors that do not have glass in them. The current wood doors have four windows a piece. The second and third projects are to install signs in front of this house and the house at 460 W. Clay. Basically the applicant wishes to erect a 14” X 19” brass marker that identifies each of the gardens in front of the houses. The background color will be dark green and the letters will be gold. The applicant states that the sign bottoms will be only 2” above the soil. The signs will represent the two different styles of gardens in front of these houses. Please see applicants descriptions. According to the applicant, the garage doors are in disrepair. They appear to be standard wooden doors, that offer little historical significance. Staff recommends approval of the new wooden doors. The two signs will be offering information about the gardens on premises. They appear to be historical in nature and will compliment the Monet Gardens, therefore staff recommends approval. Staff reminds applicant to obtain all building and sign permits and to obey all zoning regulations.

L. Spataro stated that the garage is generic and doesn’t feel there would be an adverse impact.

A motion that the installation of the wooden garage doors and signs would meet zoning approval be approved per submitted details with the following condition: 1) Applicant must have permission of 460 W. Clay before installing the sign, was made by L. Spataro, supported by T. Russo and unanimously approved.

OLD BUSINESS

None.

OTHER

146 Strong – L. Spataro asked what had happened with the french doors that were requested by the applicant. B. Lazor stated that the Inspections Department requires that the deck permit be applied for at the same time as the door.

Mall – B. Lazor gave an update on the Mall designation process.

ADJOURN

There being no further business, the meeting was adjourned at 4:25 p.m.

hmg

9/2/03